

116.0

0005

0012.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,335,200 / 1,335,200  
USE VALUE: 1,335,200 / 1,335,200  
ASSESSED: 1,335,200 / 1,335,200
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ETHEIER MARK S	
Owner 2: CHENEY CLAIRE E	
Owner 3:	
Street 1: 60 WRIGHT ST	
Street 2:	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: WINSTEAD TERESA -
Owner 2: KRIVCHENKO OLGA -

Street 1: 60 WRIGHT ST
Twn/City: ARLINGTON
StProv: MA
Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2581 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9100		Sq. Ft.	Site		0	70.	0.76	6									485,101						485,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							74733
							GIS Ref
							GIS Ref
							Insp Date
							12/20/16

## USER DEFINED

Prior Id # 1:	74733
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:33:26
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	782,600	600	9,100.	485,100	1,268,300	1,268,300
2019	101	FV	669,900	600	9,100.	478,200	1,148,700	1,148,700
2018	101	FV	363,400	0	9,100.	367,300	730,700	730,700
2017	101	FV	343,300	0	9,100.	346,500	689,800	689,800
2016	101	FV	343,300	0	9,100.	318,800	662,100	662,100
2015	101	FV	340,300	0	9,100.	298,000	638,300	638,300
2014	101	FV	340,300	0	9,100.	274,400	614,700	614,700
2013	101	FV	253,900	0	9,100.	274,400	528,300	528,300

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINSTEAD TERESA	69793-131		8/18/2017		1,285,000	No	No		
MEDEIROS LOUISE	56051-556		12/14/2010	Change>Sale	305,800	No	No		
	8571-473		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2019	1033	Addition	143,834	O				
8/5/2016	1085	Shed	11,000	O				add 10x14 shed
9/16/2014	1205	Solar Pa	16,000		9/17/2014			Install 24 solar p
1/12/2012	45	Manual	9,200	C				COMPLETE WORK FOR
5/3/2011	373	Demoliti	3,500					DEMO EXISTG HOUSE
4/15/2011	282	Manual	500					MOVE A MODULAR STR
4/15/2011	283	New Buil	134,000					NEW SF DWELLING

## ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2018	SQ Returned	MM	Mary M
12/20/2016	Measured	DGM	D Mann
7/3/2013	Measured	JBS	JOHN S
6/12/2012	Info Fm Prmt	BR	B Rossignol
11/18/2008	Meas/Inspect	336	PATRIOT
2/10/2000	Meas/Inspect	263	PATRIOT
9/4/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

